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| <b>Building Number:</b> | <b>630</b>  |  |
| Area:                   | West Barracks   |   |
| Date of Construction:   | 1914 (per HSR Part One)   |   |
| Period of Significance: | 1900-1919 (per HSR Part One)  |   |
| Historic Use:           | Mess Hall   |   |
| Current/Recent Use:     | Quartermaster Storehouse, most recently Quarters                          |   |
| Occupancy:              | U, more recently R-1  |   |
| Hazard Level:           | Not Available   |   |
| Number of Floors:       | One Story   |   |
| First Floor:            | 1,836 sq. ft. (per January 2000 SERA report)                              |   |
| Exterior Materials:     | Brick Pier Foundation, Drop Siding Exterior, and Composition Shingle Roof |   |

### Task One: Conditions Assessment

#### ***Site Context***

Built in 1914, Building #630 is labeled as a Mess Hall on the Quartermaster's drawings. This is a secondary structure within the context of the West Barracks and is overshadowed by the adjacent Artillery Barracks (Building #638). The mess was converted to a storehouse for records for the Spruce Production Corporation in 1936. In 1953 it became quarters and was divided into 10 rooms, a hallway, two bathrooms and a kitchen. It is located just to the east of the Artillery Barracks with one end facing McLoughlin Road. A grass lawn on its south side extends to Hathaway Road, between McLoughlin Road and the Artillery Barracks.

#### ***Vehicular Circulation***

Vehicular access is on the north side of the building, in the alleyway that runs from McLoughlin Road to Barnes Road. There are no parking spaces on this narrow street, but a few spaces are located in the courtyard at the rear of the Artillery Barracks.

#### ***Pedestrian Circulation***

Asphalt sidewalks are located on the north, west and east sides of the building. They are in fair to poor condition with cracking and biological growth. Curb cuts for accessibility have not been provided. Their width varies, extending in some places to within inches of the building. The sidewalk on the east side runs in the middle of the grass lawn to connect with the stair but does not continue further.



***Exterior Assessment***

- **Site**: The grade on the north side of the building does not direct site runoff away from the building. No drainage system for roof runoff is present. Grass around the building is overgrown.
- **Foundation**: The brick foundation piers have been painted and are in fair condition. They are almost certainly not reinforced. Mortar joints are deteriorating, except the west side where the mortar appears to be new. Lattice infill panels are not original.
- **Walls**: The wood siding is the rustic drop pattern used on many of the buildings in the West Barracks and Vancouver Barracks. It is in fair condition with blistering and peeling paint and biological growth present. Rust stains from nails are visible. Doors and windows have been removed from several locations and these areas patched. These patches were poorly executed with vertical joints clearly visible outlining the former opening. The siding on the south side is in worse condition than the other sides, with poor paint adhesion and a rough surface.
- **Windows**: The windows are painted wood two-over-two double hung with wood screens. The paint is peeling, and the wood screens have only been primed. Additional aluminum screens detract from the character of the building. A plywood “hood” is present on the center window of the south elevation. The two easternmost windows are not original, as is the south unit on the east elevation. They are replacement windows for those damaged in the fire.
- **Doors**: The flush doors have been recently installed. The north door has a transom that has been painted. The door on the south side has been removed and the siding patched. The transom on the east elevation is intact. The west door is original but in poor condition.
- **Trim**: The trim is flat painted wood at the door and window casing. The belly band is a flat stock with a drip cap. The corner boards are painted flat stock. All are in fair condition with minor staining from rusting nails and biological growth. The close proximity to the ground is contributing to the deterioration of these elements on the north elevation. The other elevations have minor biological growth and staining. The trim on the east side is in worse condition than the other sides, with poor paint adhesion and a rough surface.
- **Roof, Gutters and Eaves**: The original wood shingle roof has been replaced with composition shingles and is covered in biological growth. The eaves are wood with open rafter tails. There is damage at the eave and soffit attachment that may be due to leaks in deteriorating gutters. The gutters are not original and do not



closely match the original profile. The gutters on the south elevation are newer. On the north side, flexible plastic tubing at the ends of the downspouts is in the way of pedestrian movement and the water discharges onto the sidewalk. On the south the downspouts also discharge water too close to the building.

- Porches and Stairs: The stairs on the north (wood), east (concrete) and west (concrete) stairs while not original, are in their appropriate historic locations. None of the three stairs meet current codes.
- Miscellaneous: The exterior light fixtures, cable and conduit, and flues and vents are intrusive and non-contributing. The chimneys have been removed and are no longer visible on the exterior, although portions of them remain on the interior of the building. The vents on the west elevation are non-contributing and the rack on the wall is corroding. Its importance should be verified and it should be removed if it is not found to be significant.

### *Interior Assessment*

- General: In general the interior is in poor condition. It does not retain any features of layout or content from the original building. Partitions and HVAC work have been poorly executed in an ad hoc manner. A fire in the 1990's heavily damaged the interior of the southeast corner of the building.
- Significant Features and Typical Materials: Some original door and window trim remain, and some wood paneling remains.
- Typical Conditions: The floor has been covered with carpet. The original wood flooring is not visible and its condition is unknown. A vinyl cove base has been glued to the original wood base. The original plaster walls are in poor condition. The partitions walls are all gypsum wallboard. The interior doors are not original. The plaster ceiling is in fair condition and has been obscured by a dropped acoustic tile ceiling at the east end of the building. The light fixtures are non-contributing and there is surface-mounted conduit attached to the wall.
- Special or Unusual Conditions: Heavy damage in the southeast corner of the building due to fire.

### *Electrical Assessment*

- Service: Overhead conductors from the site overhead power distribution system supply the electrical service. Service entrance conductors are installed in conduit. The service equipment is ITE Pushmatic, circuit breaker type, 120/240-volt, 1-phase, 3-wire, 100-ampere and is in very good condition.



- Power Distribution System: There is no distribution. Branch circuits are derived directly from the service equipment.
- Wiring: Wiring methods consist of single conductor copper conductors installed in metallic conduit that is routed concealed and exposed. Wiring is in good condition.
- Wiring Devices: Receptacles outlets are grounding type and are in compliance with current electrical codes. Light switches are silent, commercial grade. Devices are in poor condition.
- Lighting: Fixtures are 1 x 4 surface type fluorescent with T-12 lamps. Fixtures are in poor condition.
- Fire Alarm: The control panel is a Fire-Lite, 2 zone, non-addressable. Manual pull stations are located at all exits and smoke detectors are installed in all rooms. Audio/visual notification devices are located in the central corridor. The equipment is in fair condition.
- Telecommunications: Service is overhead wiring from the site system. Category 2 wiring, routed in the crawl space, connects surface mounted outlets.
- Emergency: There is no emergency egress lighting or emergency illuminated exit identification lighting.
- Recommendations: Replace wiring devices. Replace lighting with energy efficient fixtures. Install emergency egress lighting and emergency exit identification lighting.

### ***Mechanical Assessment***

- Description: The heating in this building is by an indoor gas furnace. The furnace is located in a small room with a window. In the top of the window is a weatherproof louver used for combustion air and the bottom part of the window has an exhaust fan used for air circulation in the building. The supply ductwork is routed exposed at the ceiling throughout the building to grilles and registers. There is a residential type range hood in the kitchen located over the range.
- Recommendations: The furnace appears to be recently installed and is in good condition. The ductwork and grilles are in poor condition and should be replaced. For ventilation, operable windows would provide adequate ventilation and meet current code requirements as long as the interior is not significantly partitioned. Exhaust fans will be required in interior areas such as restrooms, storage rooms, and the janitors closet for ventilation purposes.



### ***Plumbing Assessment***

- **Description:** Existing plumbing fixtures are in fair to good condition. Existing waste piping is cast iron. The domestic water piping is carbon steel and appears to be the original installation. The existing water heater is located in the back porch entryway and looks to be in good condition. To provide freeze protection during this unoccupied time, the existing domestic water piping has been drained and turned off to the building. The gas service to the building has been shut off as well.
- **Recommendations:** Depending on building usage, the restrooms may need reconfiguration to be in accordance with ADA requirements. This may change fixture layout. The existing fixtures appear to be residential type. Some new fixtures are recommended as the cost for new will probably be less than refurbishment costs. Fixtures should be ADA compliant to conform to current codes. New copper piping should be installed to replace existing domestic carbon steel piping, as the piping is probably nearing the end of its useful life. The water heater could remain for use.

### **Task Two: Ultimate Treatment and Use**

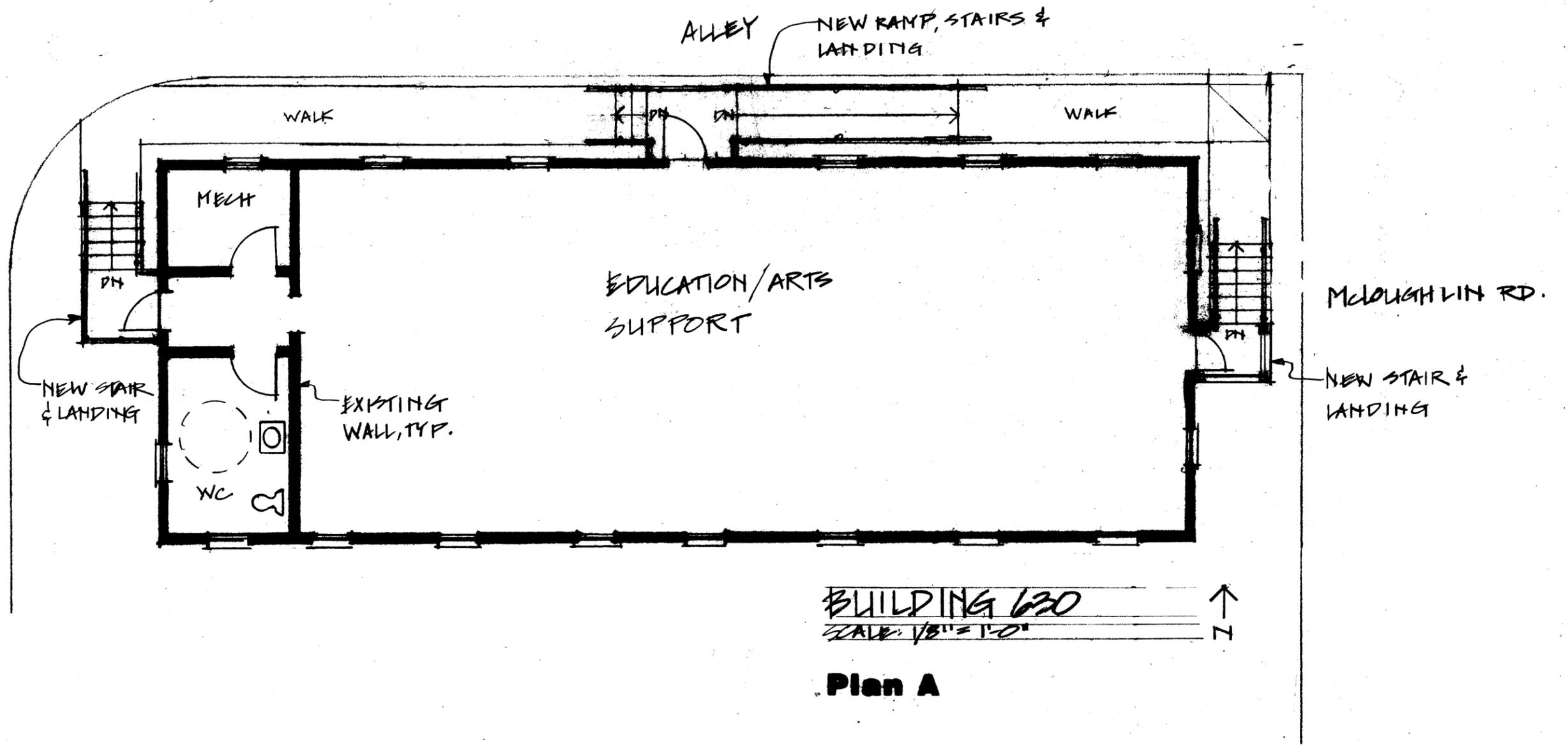
The Quartermaster Storehouse (Building #630) is an excellent candidate for exterior restoration and interior rehabilitation according to the *Secretary of Interior's Standards*. It has always been a utilitarian structure, changing as required to fit each newly assigned role in the West Barracks. A partial rehabilitation to an open space would best fit the proposed use. This would include a complete removal of all partitions and construction of new bathrooms and application of new finishes, leaving the bulk of the space open for classroom space or meetings (See Plan A). The *West Vancouver Barracks Reuse Plan* suggests using the structure for arts and education as the preferred option.

The Class 'C' cost estimate for an arts education use for the year 2003 is \$125.83. This would restore the open floor plan and provide facilities for an arts use.

### ***Exterior Character Defining Features (From Part One of the HSR)***

- Rectangular shape.
- Gable roof.
- Simple cornices and frieze boards.
- Wood siding and plain corner boards.
- Double hung sash windows.
- Window trim with simple drip cap and sill.
- Five-panel entry door.





**Plan A**

***Exterior Recommendations***

- **Site**: The grades and sidewalk around the north side of the building need to be adjusted to direct site runoff way from the building and eliminate the ground contact with the belly-band. A new drainage system should be installed to accept roof runoff and either tie into the storm sewer system or to appropriately sized and located drywells. Overgrown grass around the building needs to be cut.
- **Foundation**: A structural engineer should evaluate the brick piers. The paint should be removed from the piers and their mortar joints re-pointed. The painted lattice between the piers should be removed and a more appropriate infill panel designed to replace it that would maintain ventilation under the building but still keep animals out. Historically, the spaces between piers were left open.
- **Walls**: The siding and trim should be refinished and re-painted and the walls checked for water infiltration. The siding patches should be removed and the missing window should be restored. The siding at the missing door should be replaced.
- **Windows**: The windows and screens should be refurbished and re-painted. Repair and repaint wood screens. Aluminum screens should be replaced to match the existing wood screens. Replace and restore window on the west elevation that has been removed.
- **Doors**: The doors should be replaced with ones compatible with the historic character of the West Barracks, and their transoms should be restored. The west door is original but in poor condition and should be replaced with a similar unit. Existing original hardware should be refurbished when possible, and any new hardware selected to match the character of the original.
- **Trim**: Deteriorated trim elements on the north should be replaced. All trim should be scraped and painted.
- **Roof, Gutters and Eaves**: The gutters and downspouts should be replaced with an appropriate historic profile, and connected to a new drainage discharge system. Biological growth should be removed from the roof and copper strips installed to inhibit growth in the future.
- **Porches and Stairs**: The existing exterior stairs do not meet current codes and need to be replaced. New stairs should have closed risers and appropriate exterior landings, guardrails, and handrails. In addition, a ramp needs to be provided for ADA compliance. Care should be taken that all new exterior elements complement the historic character of the Vancouver Barracks.



- Miscellaneous: Exterior light fixtures should be replaced with historically appropriate fixtures and cabling and conduit placed underground and in the crawlspace. An analysis of the historic paint scheme should be conducted. An older photograph suggests that the trim color was once much darker than the siding color. The doors appear to be painted with a two-color scheme as well.

### ***Interior Character Defining Features (From Part One of the HSR)***

- Window and door trim where original.
- Paneling where original.

### ***Interior Recommendations***

- Specific Space with Unique Treatment: This building was originally primarily one open volume. Removing the interior partitions, to the extent possible, would allow the interior to take full advantage of the natural light and ventilation provided.
- Typical: Retain the existing original wood trim including door and window casings, and base. Historic paneling should also be saved if possible. New construction should follow with the existing details and in general, compliment the historic character of the building. Dropped ceilings should be removed, and consideration given to the installation of light fixtures that are compatible with the historic character of the building.

## **Task Three: Requirement for Treatment**

### ***Compliance with Codes***

#### Uniform Building Code (UBC):

- Proposed use: Education (open classroom).
- Occupancy Proposed: A-3 (assembly).
- Construction Type: V-N (wood frame, non-rated).
- Base Area / Stories Permitted: 6,000 S.F. / 1 story (complies).
- Building Area: 1,836 S.F.
- Occupancy Load: (20 S.F. / person) 92 persons.
- Exits Required: 2 required; 3 provided.
- Crawlspace Ventilation: Provided.
- Attic ventilation: Verify the presence of eave vents and ridge vents.
- Plumbing Fixtures Required: UBC Table 29-A requires separate facilities. Net square footages will determine the final fixture counts, but they will require up to two toilets and two lavatories in each restroom, and comply with ADA standards.
- Structural: needs structural and seismic assessment.



Americans with Disabilities Act (ADA):

- In general, ADA requires existing structures to be brought into compliance with the provisions of the current code. Chapter 9, Section 1113 of the Washington State Amendments to the UBC allows Building Officials some amount of discretion dealing with historic structures. It should be relatively easy to bring this building into compliance, given that the interior generally lacks historic significance. The existing toilet rooms should be replaced. No ramp is provided to facilitate access this building, and ADA requires that in general, access should be provided at a structure's public entrance. Its location should serve the programmatic needs of the structure.

Uniform Mechanical Code (UMC):

- Mechanical: See mechanical assessment.

National Electrical Code (NEC):

- Electrical: See electrical assessment.
- Security: No security system is present, however, provisions should be made for future installation.

National Fire Protection Association Standards (NFPA):

- Fire protection system: See electrical assessment; automatic fire sprinklers are not installed.

Washington State Energy Code (WSEC):

- In general, WSEC requires alterations to existing structures to comply with the provisions of the current code. Section 101.3.2.2 of the WSEC allows Building Officials some amount of discretion dealing with structures on the National Register of Historic Places. It should be relatively easy to bring this building into compliance, given that the interior generally lacks historic significance, and that the attic and the crawlspace provide framing cavities for insulation. The existing windows, however, are contributing elements to the significance of the structure in the context of the West Barracks and should be rehabilitated.

Hazardous Materials:

- A complete survey of hazardous materials present in the building needs to be conducted prior to commencing any work. Of particular concern is the possible presence of lead paint and asbestos.

***Functional requirements (program) suitability with Secretary of Interior's Standards***

- Exterior: The Quartermaster Storehouse (Building #630) gains historic significance not as individual structure, but as a contributing part of a coherent ensemble of buildings comprising Fort Vancouver's West Barracks. The proposed change of use from living quarters to educational space has minimal



impact on the historic character of the exterior. Necessary changes to existing porches and stairs, and the addition of an accessible ramp, have minimal impact on contributing elements, and should be undertaken in such a manner as to complement the historic character of the entire West Barracks.

- Interior: The proposed change of use from living quarters to educational space has minimal impact on the historic character of the interior, as the interior generally lacks features contributing to the historic significance of the West Barracks. Existing historic window and door trim should be preserved and can serve as patterns for new trim as it is installed. Other original materials such as wood flooring and plaster surfaces should be preserved to the extent practicable. Changes to interior partitions, mechanical and electrical systems, and the restroom layout can be made, within this context, to allow the structure to continue to serve as a part of the fabric of the West Barracks.

#### Task Four: Alternative Treatments

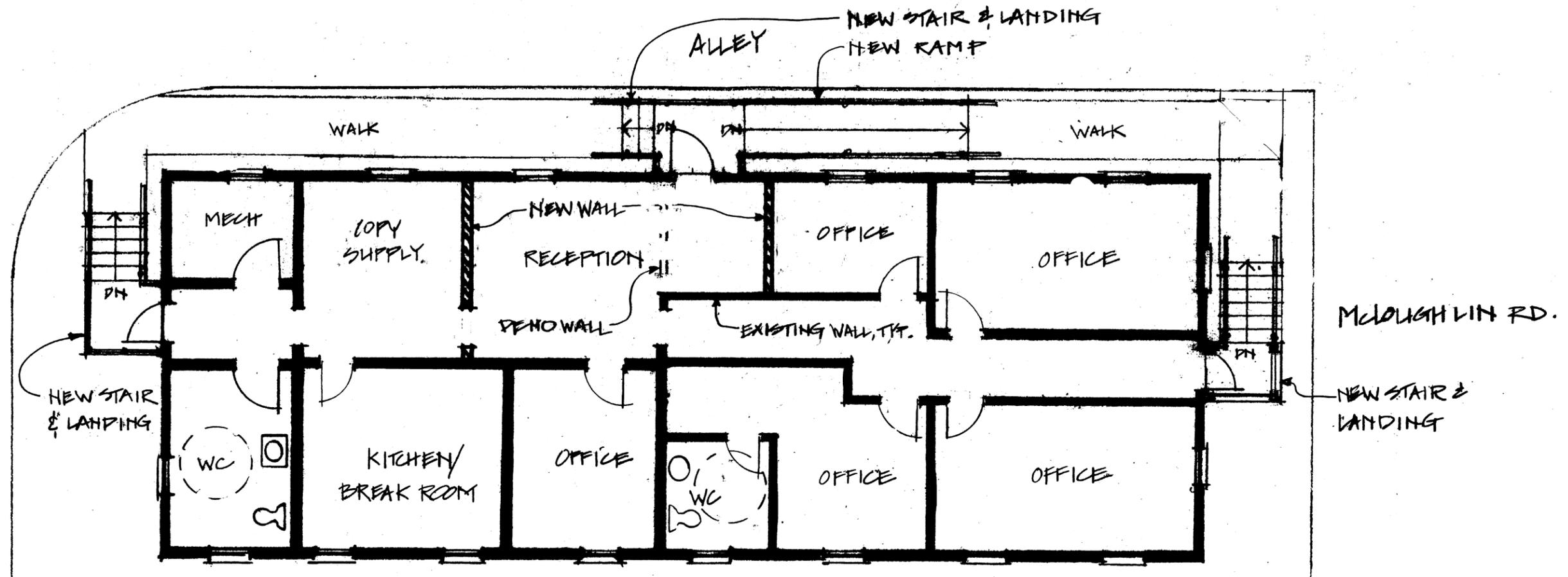
Rehabilitating Building #630 for use as educational space does not significantly impact the historic materials of the structure itself or the historic character of the West Barracks as a whole. However, options for the space need to be considered. Education and arts functions are fairly similar, but this building might function better as a support space for the Artillery Barracks (Building #638) with offices and administrative functions.

Interior work would include the minimum changes required to bring the current configuration into compliance with codes. The existing room configuration could be retained (See Plan B). The primary difference with this use would be to the restroom fixture counts. An office located in this building would have the option, at the discretion of the building official, of having only one, unisex restroom, potentially reducing the cost of rehabilitation.

With any of the proposed new uses for Building #630, impacts on the interior fabric would be minimal, as the interior has been extensively altered. Exterior impacts are similar to those of the proposed educational space, and are limited to non-contributing features.

The Class 'C' cost estimate for an office use for the year 2003 is \$78.08. This cost assumes that the interior wall configuration would remain and that the majority of the cost would be applied to code upgrade and finishes.





BUILDING 630-OFFICE  
 SCALE: 1/8" = 1'-0" ↑

Plan B